



The Vestal Town Crier

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FINAL DAY OF THE YOUTH POLICE ACADEMY



Assists From the Vestal Fire Department



AUGUST

PET OF THE WEEK: Ranch



Town Of Vestal Zoning Board Of Appeals
NEWSPAPER EDITED, July 17th
Read on pages 6 and 7!

Biker Night At Funky Bees! August 14th & 28th!

Funky Beez and the Binghamton Chapter of the Punishers LEMC would like to invite you to join us at our inaugural Biker Night. Come out with your family and enjoy some ice cream and take a look at the Motorcycles, talk with the bikers. It is our goal to change the general perception people have of motorcyclist and motorcycle clubs. Open to anyone who would like to join us!!

“Foodbank Of the Southern Tier Apalachin Lions Walk-Up Mobile Food Pantry”
More on page 3

VESTAL
RUNNING CAMP
July 29 - August 16
Monday, Wednesday, Friday
9:00 AM - 11:00 AM
GRADES 4TH - 8TH
VESTAL HIGH SCHOOL
DICK HOOVER STADIUM
\$50 RESIDENTS,
\$60 NON-RESIDENTS
For more information and to register, go to vestalny.myrec.com



Attention drivers:
Hazel Rd off of Route 26 in Vestal will be closed until August 18th.

I'm Ranch! I'm a 1 year old hamster living my best life! I love to explore my surroundings and sniff everything around me. My favorite things include carrots, naps in dark places, gentle pets, and running on my wheel. I just had my first birthday in July!

Send in a photo of your pet with a short bio to: kirsten@tiersnews.com to have your pet in the paper!

VESTAL RECREATION
ENJOY DJ, WATER GAMES & TREAT BAGS AT

Splash 20 Bash 24 August 14

\$2/ PERSON

REGISTER FOR A SESSION AT: VESTALNY.MYREC.COM

*TWO SESSION TIMES AVAILABLE, LIMIT OF ONE SESSION PER PERSON

🕒 12:00 PM - 2:00 PM & 2:30 PM - 4:30 PM

📍 VESTAL MEMORIAL POOL

Join us August 14th at the Vestal Memorial Pool for its First Annual Splash Bash! There will be 2 sessions of this event. To enjoy you will need to register ahead of time at vestalny.myrec.com. Limit of 1 session per person. Pay \$2 cash at the door when checking in. We will have a DJ, Water Games and Treat Bags for all to enjoy.

Vestal Scholars

Vestal Alumni Named to Dean's List

University of Delaware

Brianna Thomas of Vestal, NY

Emma Ciaravino of Vestal, NY



REPORT

Vestal CALENDAR

Friday, August 9th

All American Pie & Ice Cream Social
6PM- 8PM, Vestal Center United Methodist Church, 478 West Hill Rd.

Monday, August 12th

Town Board Work Session, 6PM

Tuesday, August 13th

>Storm Front Concert

Vestal Gazebo, Four Corners,
Front St. & Main St., 7PM

>VPL Reader's Theater Session 3

1:30PM- 3PM, Ages 6-11

Wednesday, August 14th

>Town Board Meeting, 6pm

> VPL Elementary STEAM: Great Book Chase
Ages 5-11, 1PM- 2PM & 6PM- 7PM

>Biker Night at Funky Bees

Thursday, August 15th

>VPL Park Storytime

All Ages, 10:30AM

>VCB Summer Concert

6:30PM, Arnold Park

>Free Summer Family Movie Nights

Kung Fu Panda 4,

8:30PM, Arnold Park, Andrews Rd.

> VPL Rubber Duck-orating

5:30PM, Ages 12-18

Friday, August 16th

VPL Block Party!

5PM- 8PM, All Ages

Saturday, August 17th

Blood Drive at the Vestal United
Methodist Church, 9AM

Tuesday, August 20th

Board of Education Meeting, 6PM,
Admin Board of Education Conference Room

Thursday, August 22nd

>VCB Summer Concert

6:30PM, Arnold Park

>Free Bowling with the Police Department

12PM- 5PM, Ages 5-17, Midway Lanes

Saturday, August 24th

VPL Artisan Market

9AM - 2PM, Sign Up on VPL's Website

EDITORIAL NOTES

We have been receiving letters and reviews of the changes to the Vestal Town Crier, we will post them here without names listed. The absence of names has a long history in American Reporting, up until the early to mid 1970's. We do so to protect our sources.

WE APPRECIATE ALL STORY TIPS AS WELL
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dbergerattorney@gmail.com 301 N. Stage Rd., Vestal

Broome County Legislators

Kelly F. Wildoner

District 3 (Town of Binghamton,
Conklin & Vestal)

kelly.wildoner@broomecountyny.gov

Stephen J. Flagg

District 1 (City of Binghamton,
Towns of Colesville, Fenton &
Kirkwood)

stephen.flagg@broomecountyny.gov

Scott D. Baker

District 2 (Towns of Kirkwood,
Sanford & Windsor)

scott.baker@broomecountyny.gov

Chairman-Daniel J. Reynolds (Dist 5)

daniel.j.reynolds@broomecountyny.gov

Maj. Leader-Matthew J. Pasquale Dist 7)

matthew.pasquale@broomecountyny.gov

Min.w Leader Robert Weslar (Dist 13)

bob.weslar@broomecountyny.gov

Health & Human Services Committee

(OVER VETERANS)

Jason Shaw jason.shaw@broomecountyny.gov

Louis Augostini louie.augostini@broomecountyny.gov

Matthew Hilderbrant matt.hilderbrant@broomecountyny.gov

Kim Myers kim.myers@broomecountyny.gov

Mark Whalen mark.whelen@broomecountyny.gov

Zoe O'Bot-Perrett, 26, Binghamton, arrested for Petit Larceny for shoplifting from Kohl's.

Wendy Hardy, 50, Port Crane, arrested for Uninspected Motor Vehicle, Interlock Restriction Violation, Aggravated Unlicensed Operation 2nd Degree, Criminal Use of Drug Paraphernalia and two counts of Criminal Possession of a Controlled Substance 7th Degree for possessing a digital scale, Meth and another controlled drug during a traffic stop.

Kenneth Slicklen, 46, Endicott, arrested for Petit Larceny for shoplifting from Wal-Mart.

Keith Hubbard, 35, Vestal, arrested for Menacing 2 nd Degree, Unlawful Imprisonment 2nd Degree and Endangering the Welfare of a Child by threatening to shoot the victim with a handgun, restraining her from leaving in the presence of a child during a domestic incident.

Cody DelBrocco, 35, Endicott, arrested for Petit Larceny for shoplifting from Lowe's.

Donniejo Levene, 50, Johnson City, arrested for Petit Larceny for shoplifting from Wal-Mart.

Stephen Blanford, 41, Binghamton, arrested for Petit Larceny for shoplifting from Wal-Mart.

Dominique Brooks, 38, Elmira, arrested for Driving While Intoxicated, Driving While Intoxicated-More than .08 BAC, Speed in Zone, and Aggravated Unlicensed Operation 3rd Degree after a traffic stop.

Joshua Swinarski, 48, Owego, arrested for Criminal Contempt 2nd Degree for violating a valid stay away order of protection by responding to the victim's residence.

Kristine Kany, 45, Endicott, arrested for Petit Larceny for shoplifting from Wal-Mart.

Ryan Hayes, 32, Binghamton, arrested for Driving While Intoxicated, Speed in Zone, Aggravated Unlicensed Operation 3rd Degree, Unregistered Motorcycle, Refusal of Breath Test, Improper Plates, and Failing to Comply with Lawful Order after a traffic stop.

Robert, Galloway-King, 25, Binghamton, arrested for Grand Larceny 3rd Degree for stealing money from the victim's bank account.

Adam Vallequette, 36, Endicott, arrested for Bail Jumping 3rd Degree for failing to appear in court on a scheduled court date or within 30 days thereafter.

Ryan Hayes, 32, Binghamton, arrested for Theft of Services failing to pay for his hotel stay.

Myrtho Joseph, 42, Apalachin, arrested for Bail Jumping 3rd Degree for failing to appear in court on a scheduled court date or within 30 days thereafter.

The Wonder of Summer Thunder



Thunderstorms are a common summer occurrence, lighting up the sky and drenching the earth with intense, short bursts of rain. While these storms can occur at any time of year, they are significantly more frequent during the summer months. The reasons behind this seasonal increase are rooted in the unique atmospheric conditions that prevail during summer. Here, we explore why summer is the prime season for thunderstorms.

Warm Temperatures and Increased Humidity

One of the primary reasons for the prevalence of thunderstorms in summer is the warm temperatures. During summer, the sun's rays are more direct, heating the earth's surface and the lower atmosphere more efficiently. This increased heating leads to a rise in temperature, which in turn causes the air to become less dense and rise. This process, known as convection, is a key ingredient in thunderstorm development.

Warm air holds more moisture than cool air. As the surface temperature rises, more water evaporates, increasing the humidity in the atmosphere. When this warm, moist air rises, it cools and condenses, forming clouds. If the conditions are right, this can lead to the development of cumulonimbus clouds, which are capable of producing thunderstorms.

Instability in the Atmosphere

For a thunderstorm to develop, the atmosphere needs to be unstable. Atmospheric instability occurs when a parcel of air continues to rise if it is lifted. In summer, the difference in temperature between the warm, moist surface air and the cooler air aloft can create this instability. When the warm air at the surface rises and encounters the cooler air higher up, it continues to rise because it is less dense than the surrounding air.

This instability is often enhanced by various weather patterns and fronts. For instance, the clash between warm, moist air from the Gulf of Mexico and cooler, drier air from the north can create severe thunderstorms, particularly in areas like the central United States.

Daytime Heating

Thunderstorms are more common in the late afternoon and early evening during summer. This timing is due to daytime heating, which reaches its peak during these hours. As the sun heats the earth throughout the day, the ground and the air near it become warmer. This warmth can trigger the convection process, leading to the development of thunderstorms. By late afternoon, the atmosphere is often primed for thunderstorm activity, with sufficient heat and moisture to fuel the storm.

Localized Convection

Summer thunderstorms often result from localized convection. Unlike large-scale weather systems that affect vast

areas, localized convection can produce thunderstorms in specific regions. For example, a small area with particularly intense heating, such as a city or a large body of water, can initiate convection and subsequent thunderstorm formation. This localized nature of summer thunderstorms means they can be unpredictable and pop up quickly, even on an otherwise clear day.

Influence of Geographic Features

Geographic features can also play a significant role in summer thunderstorm activity. Mountains, for example, can force air to rise as it moves over them, enhancing the convection process and increasing the likelihood of thunderstorms. Similarly, large bodies of water, such as lakes and oceans, can provide a continuous source of moisture, contributing to the formation of thunderstorms when the conditions are right.

The increased frequency of thunderstorms in summer is a result of the interplay between warm temperatures, high humidity, atmospheric instability, daytime heating, and localized convection. These factors combine to create the perfect conditions for thunderstorms to develop and thrive. While these storms can be intense and sometimes dangerous, they are a fascinating aspect of summer weather, showcasing the dynamic and ever-changing nature of our atmosphere.



Final Day Of The Youth Police Academy

Today we graduated the second session of the 2024 Vestal Youth Police Academy. In total we graduated approximately 120 students between the two sessions from 6th-12th grade from over 5 school districts this summer. It's been an honor to spend time with these kids during this session. We thank them for their participation and dedication during the program. We appreciate the visits and hospitality from our neighboring law enforcement agencies, the District Attorney, Funky Beez and Midway Lanes. Councilwoman Sue Messina, thank you for showing up daily and helping us watch over the students while reminding them and us that "attitude is everything". To the parents that committed to drop offs, pickups and constantly laundering the VYPA shirts, we thank you for your trust and continued support. It's been a pleasure getting to know this group outside of the classroom. We hope your children enjoyed the program and we look forward to seeing them again in September! Thank

you to the Vestal School District for allowing us to use the facilities and transportation this summer. We're grateful to have such a close working relationship with the administration and maintenance staff. Finally, thank you to those who made this happen, our School Resource Officers, Talbut, Cardz, Tuetken and Perez. You four continue to go above and beyond to make this program a success. A immense amount of work goes into building the courses, setting up the program, liaising with local agencies and ensuring the safety of everyone involved which continues to make this program one of a kind. Congratulations on another incredible year!

Sourced via CRIMEWATCH*: <https://crimewatch.net/us/ny/broome/vestal-pd/245804/post/final-day-youth-police-academy>

Photo and article courtesy of the Vestal Police Department on crimewatch.com.

Free Ice Cream Social/Game Night Park Terrace Community United Methodist Church

Contact: Pam Bogdan; Email: bogdan8@frontiernet.net

What: It's that time of the summer again. Let's enjoy some Ice Cream together! You are not going to want to miss Park Terrace United Methodist Church's Ice Cream Social of the Summer. Everyone is encouraged to bring family and friends for an evening of fun, fellowship and delicious ice cream and games!

When: Thursday, August 29th @ 6:30 p.m.

Where: Park Terrace Community United Methodist Church, 30 Glann Road, Apalachin, NY 13732

Foodbank Of the Southern Tier APALACHIN LIONS Walk-Up Mobile Food Pantry

**Wednesday – August 28th
10-11 AM**

**St. Margaret Mary's Church
1110 Pennsylvania Ave., Apalachin, NY 13732**

**Pre-registration required
Tuesday before – August 27th At 8:30 AM until full (current limit of 125 registrations)**

**If you register please attend
Phone: 2-1-1 or Online: www.foodbankst.org/cfd
Bring a cart or bags to carry food!**

Vestal Town Crier

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NEWS/ADVERTISING DEADLINE

The Vestal Town Crier goes to press on Wednesdays. Deadline for news and advertising is the Friday before the desired week of publication.

SUBSCRIPTION RATES

Subscription rates to The Vestal Town Crier are \$35 a year in Broome County, \$100 outside of Broome County, and papers are mailed every Thursday from Conklin.

LETTERS TO THE EDITOR

All letters to the editor are welcomed. All letters must be signed and include the phone number of the writer, to be used for verification of authenticity, not for publication. The editor reserves the right to refuse to publish letters which contain potentially libelous or erroneous statements. Also, letters endorsing political candidates are considered advertisements and should be prepaid as is all political advertising. No letters to the editor regarding political candidates will be accepted.

We are delighted to have your news! Your photos are welcome! Contact us:

Call us today: 607 444 NEWS E-mail: news@tiersnews.com

Vestal Fire Department Assists Silver Lake Volunteer Fire Company in Structure Fire

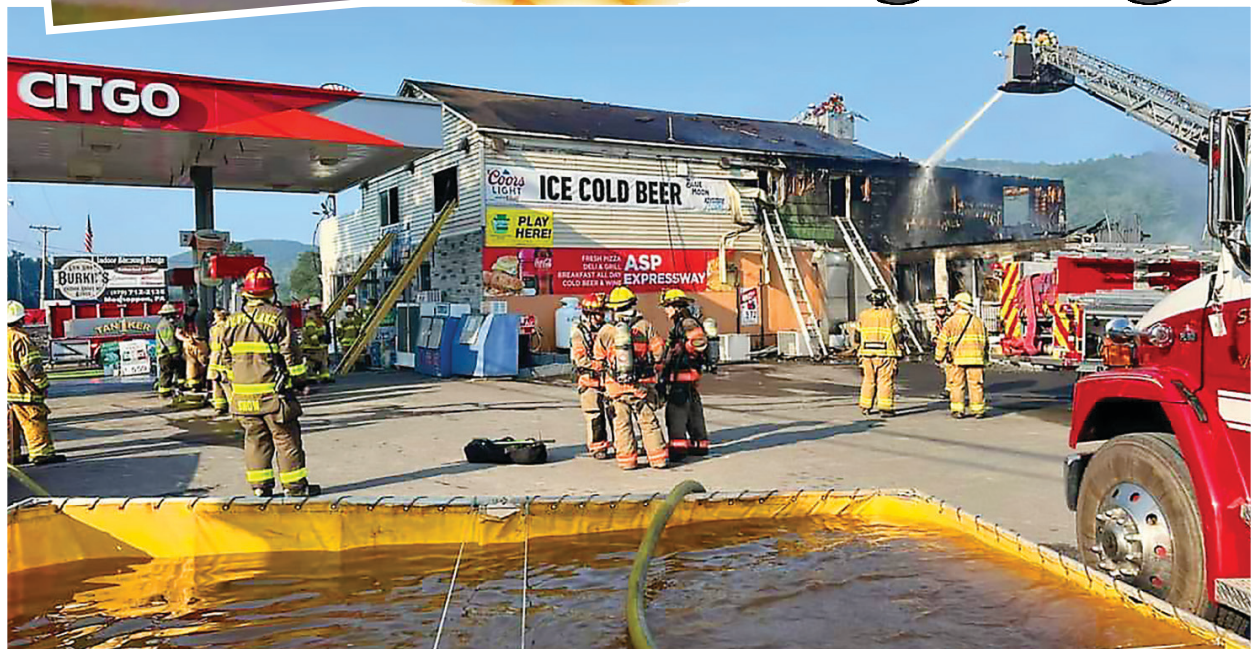
Shortly after 5:30 on July 29th, Silver Lake Fire and EMS was dispatched to the Choconut Market for a possible structure fire. Within minutes of the initial dispatch, Suquehanna County 911 took multiple calls confirming actual fire in the structure. First arriving units found heavy fire with a partial collapse in the rear corner of the structure. Despite an initial efforts the fire had already spread into the main section of the building and into the attic. Multiple crews on multiple levels were deployed to try and stop the fire. Eventually two towers were set up to flow water and vent the roof on either side. This was a very difficult, fast moving fire in an old building. There was multiple departments from 3 different counties that had respond to this incident. It was great teamwork and communication from everyone in involved.

Thank you to the KMB foundation for the donation of water! Also a huge thank you to all our mutual aid units that help support us today!

- Little Meadows Fire Co
- Forest Lake Volunteer Fire Company
- Rush Fire Department
- United Fire Company
- Vestal Fire Department
- Town of Binghamton Fire Co.
- Apalachin Fire Department
- Kirkwood Fire Company
- Snake Creek Volunteer Fire Company
- Hallstead Fire Company - Station 7
- West Corners Fire
- LeRaysville Pike Volunteer Fire Company (Stand By)
- Hop Bottom Hose Company (Stand By)
- Montrose Minute Men
- Broome Co Fire Cordinators
- Susquehanna Co. 911 Center



Photos courtesy of the Vestal Fire Department on Facebook



Vestal Fire Department Assists Endicott Fire Department in Local Porch Fire

Photos courtesy of the Vestal Fire Department on Facebook

On Tues July 23rd at approx. 5:30am, Endicott Fire Department was dispatched to 106 S. Nanticoke Ave for a porch fire reported with subjects possibly still in the building. Endicott Police arrived on scene and confirmed the fire and reported there were subjects on the back roof. Endicott Police Patrols used dry chemical fire extinguishers to attempt to extinguish the porch fire, successfully knocking it down until fire units arrived.

EFD crews responded Quint and Squad 25 immediately and Off duty crews from EFD were requested by Fire Marshal Botsford while enroute. After arriving, size up determined that the fire had extended into the front wall of the porch and had made its way into the second floor and attic. A 2nd alarm was requested.

Endicott, along with mutual aid crews, including the Vestal Fire Department, worked to conduct primary and secondary searches of the entire building to confirm all occupants were out of the building, while also opening walls and ceilings on all 3 levels to find and extinguish all fire. No injuries were reported, and occupants are being assisted by the American Red Cross.

Endicott was assisted on scene by Endicott Police, Endicott Municipal Light, Endwell Fire Department, Vestal Fire Department, West Comers Fire Department and Broome County Office of Emergency Services Fire Coordinators. Union Ambulance, assisted by Superior and Chenango Ambulances provided EMS coverage.

The fire was determined to have started on the front porch and is under investigation by Endicott Fire Investigators.



Town Of Vestal Zoning Board Of Appeals

NEWSPAPER EDITED, July 17th

**In the Matter of the Application of
Brian Bouchard representing
Gokulesh Hospitality NY, LLC
CHA Consulting, Inc.
300 S. State Street, Suite 600
Syracuse, NY 13202
B.C.T.M.P. # 159.09-2-9**

DECISION

For a **Use Variance** as required by Chapter 24, Article IV, Division 1, Section 24-152, Permitted Uses, of the Code of The Town of Vestal, Broome County, New York (Zoning Ordinance).

At a meeting duly scheduled for July 11, 2024 the Zoning Board of Appeals of the Town of Vestal held a public hearing at 6:00 PM to consider the application Brian Bouchard representing Gokulesh Hospitality NY, LLC/CHA Consulting, Inc., regarding premises situate at 4105 Vestal Parkway East, Vestal, NY 13850, B.C.T.M.P.# 159.09-2-9 for a Use Variance as required Chapter 24, Article IV, Division 1, Section 24-152, Permitted Uses, of the Code of The Town of Vestal, Broome County, New York (Zoning Ordinance), pertaining to a property use that is not permitted in a C-2, Community Business District. Appearing in support of the Area Variance request are Brian Bouchard of CHA Consulting and John Langey of Costell, Cooney & Fearon, PLLC.

Proof of publication of the notice of the hearing in the Press & Sun-Bulletin was submitted, and the Board's letter to the applicants in response to their application was read. The applicant submitted a package outlining the request along with numerous letters, permission letter from Gokulesh Hospitality NY, LLC to allow CHA Consulting to represent them and this property, a project summary, survey maps, site plan, parking plan, traffic review, SEQR form, realtor Justification report and other exhibits for this property. A 239 1 & m review was submitted to the Broome County Department of Planning and Economic Development and reply's from this department, Binghamton Metropolitan Transportation Study, NYS Department of Transportation, Region 9, and Broome County Health Department. The applicants took the Board members through their request.

Board members present, Mark Tomko, Chairman, Clayton Ellis, Pat McPherson, Jerry Schultz, Eugene Burns and Carolyn Almy. All Board members stated that they had visited the site and were familiar with the character and nature of the area and this property.

After due deliberation, the Zoning Board of Appeals makes the following findings of fact and conclusions of law:

Applicant is requesting a Use Variance approval to redevelop the existing property and build a mixed-use commercial/residential building on this 4.61 +/- acre parcel which currently contains a Quality Inn & Suites hotel. Applicants state they want to build 228 residential units (516 bedrooms) with approximately 75% of these being studio, 1-bedroom, and 2-bedroom units and approximately 25% being 4-bedroom apartments and approximately 1905 sq. ft. +/- of retail/commercial space for supporting amenities.

The applicant took the Board through the proposal and the supplied documentation for the 4 (four) required factors required for a Use Variance. The applicant reviewed the analysis of the Stropp Appraisal report that was submitted outlining all of the current uses allowed and the exhibits regarding the Use and Area Variance requests. This supporting documentation was referred to as they went through each test. The applicant also reviewed the proposed site plans, elevations, etc. that were also submitted as part of the package.

The applicant also stated that they had been working with the Town over the past year or more on developing this plan and documentation and had not received any push-

back from the previous Town Board. They believe that this project will be an enhancement to the current outdated and under utilized hotel that is presently on this property. The lack of ingress and egress on the Vestal Parkway or Old Vestal Road, and only from an inadequate site on Bunn Hill Road makes this site a challenge for many other uses. The area is also a mix of commercial and residential uses within site of this property. They believe that this project will enhance the area without affecting either the residential or commercial properties adjacent to it while also adding to the community.

There was a response from New York State Department of Transportation, the Broome County Commissioner of Public Transportation, Broome County Metropolitan Transportation Study and the Broome County Department of Planning and Economic Development surrounding the entire project. The applicant had received these and were aware of the comments, needs, and the recommendations contained.

The meeting was opened to the public. The public portion of the meeting was closed as no members of the public were present or wished to be heard.

Therefore, in consideration of the above, and in balancing the factors of 1.) Property is incapable of earning a reasonable return on initial investment if used for any of the allowed uses in the district; 2.) The property is affected by unique, or at least a highly uncommon circumstance; 3.) The variance, if granted, will not alter the essential character of the neighborhood; 4.) The hardship was not self-created;

A motion was made by Pat McPherson to approve a Use Variance to allow the construction of a mixed-use commercial/residential structure as per Chapter 24, Article IV, Division 1, Section 24-152, Permitted Uses at B.C.T.M.P. # 159.09-2-9 aka 4105 Vestal Parkway East, Vestal, NY 13850 as presented to the Board.

One condition was attached to this motion;

1. If any changes are made to the proposed plan that change the use and/or plans, the applicant must return to the ZBA for approval

The motion was seconded by Jerry Schultz. A vote was called and:

The request for an Area Variance is hereby GRANTED by a 5-1-0 vote. The vote was NOT unanimous and the votes were cast as follows: Chairman, Mark Tomko -NAY, Clayton Ellis -AYE, Pat McPherson-AYE, Jerry Schultz-AYE, Eugene Burns-A YE and Carolyn Almy-AYE,

The Code Enforcement Officer is herewith authorized to take the necessary action to carry out the provisions of this Decision, and to ensure that the construction is performed to the requirements of the Code.

DECISION

For an **Area Variance** as required by Chapter 24, Article IV, **Division 2**, Section 24-185(c)(1)(a) and (b), of the Code of The Town of Vestal, Broome County, New York (Zoning Ordinance).

After due deliberation, the Zoning Board of Appeals makes the following findings of fact and conclusions of law:

Applicant is requesting an Area Variance approval to allow a building with 5 stories and 60° height (55° approximate roof line) to build a mixed-use commercial/residential building on this 4.61 +/- acre parcel which currently contains a Quality Inn & Suites hotel. Applicants state this is needed to allow for the construction of a structure containing 228 residential units with approximately 1905 sq. ft. +/- of retail/commercial component for supporting amenities. This height/story variance request is needed to make the project financially viable while allowing for adequate site development/parking necessary. The height would be comparable in total elevation compared to surrounding

buildings based on topography.

There was a response from New York State Department of Transportation, the Broome County Commissioner of Public Transportation, Broome County Metropolitan Transportation Study and the Broome County Department of Planning and Economic Development surrounding the entire project. The applicant had received these and were aware of the comments, needs, and recommendations contained. Fire Dept. representative Carl Truman had no objection/issues pertaining to the height as fire lanes and fire suppression are incorporated into the plan and will be an object of scrutiny during planning board discussions/approvals.

The meeting was opened to the public. The public portion of the meeting was closed as no members of the public were present or wished to be heard.

Therefore, in consideration of the above, and in balancing the factors of; 1.) Whether an undesirable change would be produced in the character of the neighborhood or would be a detriment to the nearby properties; 2.) Whether the benefit sought by the applicant can be achieved by a feasible alternative; 3.) Whether the requested variance is substantial; 4.) Whether the requested variance would have an adverse impact on the physical or environmental conditions in the neighborhood; and 5.) Whether the alleged difficulty was self-created;

A motion was made by Clayton Ellis to approve an Area Variance of 1 (one) story and 10 (ten) feet in height to allow a building of 5 stories and 60 feet where 4 stories and 50 feet of height are permitted by code as per Chapter 24, Article IV Division 2, Section 24-185(c)(1)(a) and (b) at B.C.T.M.P. # 159.09-2-9 aka 4105 Vestal Parkway East, Vestal, NY 13850 as presented to the Board.

The motion was seconded by Eugene Burns. A vote was called and: The request for an Area Variance is hereby GRANTED by a 6-0 vote. The vote was unanimous.

The Code Enforcement Officer is herewith authorized to take the necessary action to carry out the provisions of this Decision, and to ensure that the construction is performed to the requirements of the Code.

DECISION

For an **Area Variance** as required by Chapter 24, Article IV, **Division 3**, Section 24-207, Schedule of Off-street Parking, of the Code of The Town of Vestal, Broome County, New York (Zoning Ordinance).

After due deliberation, the Zoning Board of Appeals makes the following findings of fact and conclusions of law:

Applicant is requesting an Area Variance approval to allow 231 parking spaces where 531 are needed by code to build a mixed-use commercial/residential building on this 4.61 +/- acre parcel which currently contains a Quality Inn & Suites hotel. Applicants state this number of spaces is adequate based upon the configuration of studio, 1-bedroom, 2-bedroom and 4-bedroom apartments mix in this building of 228 residential units (516 bedrooms) with approximately 1905 sq. ft. +/- of retail/commercial component for supporting amenities. Applicant used a comparison from a similar property at Cornell University to show that only this 925 bedroom complex only has 336 spaces or 0.252 spaces per bedroom and that is adequate to meet the needs.

Additionally, the Institute of Traffic Engineers (ITE) Parking generation studies show that for this type of building with the proposed mix would only require 140 parking spots at peak hours, Since the anticipated mix of students and proximity to the University and being situated on the bus route, the need may not be as great as required by code. Parking will also be regulated and will require

Town Of Vestal Zoning Board Of Appeals

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Continued From Page 6

additional monthly payment further limiting the need for as many spaces. The developer also acknowledges that this will be a self-limiting factor and may make the rental of the units more at risk and they are willing to assume that. If this becomes an issue, then they acknowledge that they will have to look to other avenues to make up for this.

The Board members asked about parking space size and the proposed spaces are to Code at 9 1/2' wide, Discussion to shrink the size to 9' or even 8 4' was discussed and could be useful to increase parking capacity as the site plan goes through further scrutiny and review. This will be taken into recommendation by the applicant moving forward.

There was a response from New York State Department of Transportation, the Broome County Commissioner of Public Transportation, Broome County Metropolitan Transportation Study and the Broome County Department of Planning and Economic Development surrounding the entire project, The applicant had received these and were aware of the comments, needs, and the recommendations contained.

The meeting was opened to the public. The public portion of the meeting was closed as no members of the public were present or wished to be heard.

Therefore, in consideration of the above, and in balancing the factors of: 1.) Whether an undesirable change would be produced in the character of the neighborhood or would be a detriment to the nearby properties; 2.) Whether the benefit sought by the applicant can be achieved by a feasible alternative; 3.) Whether the requested variance is substantial; 4.) Whether the requested variance would have an adverse impact on the physical or environmental conditions in the neighborhood; and 5.) Whether the alleged difficulty was self-created;

A motion was made by Clayton Ellis to approve an Area Variance of 300 parking spaces to allow 231 spaces where 531 are required by code along with approval of 8 %' wide parking spaces to increase the total number of spaces as proposed and presented based on the current layout as per Chapter 24, Article IV, Division 3, Section 24-207, Schedule of Off-street Parking at B.C.T.M.L.P. # 159.09-2-9 aka 4105 Vestal Parkway East, Vestal, NY 13850 as presented to the Board.

One condition was attached to this motion;

1. In the event any changes are made to the proposed project/plan and parking spaces go to less than 231 spaces, the applicant must return to the ZBA for approval

The motion was seconded by Jerry Schultz. A vote was called and: The request for an Area Variance is hereby GRANTED by a 5-1-0 vote. The vote was NOT unanimous and the votes were cast as follows: Chairman, Mark Tomko -AYE, Clayton Ellis -AYE, Pat McPherson-NAY, Jerry Schultz-AYE, Eugene Burns-AYE and Carolyn Almy-AYE.

The Code Enforcement Officer is herewith authorized to take the necessary action to carry out the provisions of this Decision, and to ensure that the construction is performed to the requirements of the Code.

Hearing Date: July 11, 2024

Hearing Time: 7:47 PM

Business/Applicant Name: Emily Jablon/Jablon Studios

Person(s) appearing on behalf of applicant:

Emily Jablon

Business Address: 2240 Coleman Street, Vestal, NY

13850, BCTM#: 206.09-2-17.2

Town Code Section Appealed: Chapter 5, Article V, Division 4, Section 5-126(a)(1)(b) of the Code of the Town of Vestal, Broome County, New York.

Narrative of the Code: Pertaining to having more than the permitted total sq. footage of wall signage in an RA-2, One and Two Family Residential zoning district.

Current Permitted Sign Sq. Footage: 2 sq. ft. Current on-site Sq. Footage: 0 sq. ft.

Requested Sq. Footage Increase: 30 sq. ft. Total Sq. Footage Requested: 32 sq. ft.

Requested Interpretation/Determination: The applicant is requesting to install a 4' x 8 ft' sign of 32 sq. ft. to have a total of 32 square feet where a total of 2 sq. feet is permitted.

Points of discussion by Board Members:

The sign Review Board must take into account the following:

- Are there other means to achieve the goal or benefit requested?
- Is this difficulty self created?
- Will the visual impact have an adverse effect on the environment?
- Is this a minimal or substantial request?
- Will the variance produce an undesirable change for the neighbors?

Discussion:

The applicant is requesting is requesting to install a single 4' x 8" unlit sign to the front of her building to replace an older previously removed sign in the same location. Applicant has moved into the building and started her business and would like to have a sign for this business. The building was painted around the previous sign and there is now an unpainted "spot" on the building where the old/previous sign was. The applicant would like to put an unlit sign of the same size to cover this area and advertise her business. An image of the potential sign was presented.

The applicant, Emily Jablon owner of the property, states this is the only sign to be installed.

The meeting was opened to the public for comment. No one from the public was present so the public portion of the meeting was closed as no other members of the public were present or wished to be heard.

Decision:

Motion by: Pat McPherson; 2nd by: Clayton Ellis
 Motion: To approve a 30 sq. ft. +/- variance to allow a total of 32 sq. ft. of signage where 2 sq. ft. is allowed by code at BCTMP # 206.09-2-17.2a.k.a, 2240 Coleman Street, Vestal, NY 13850 as presented.

Condition: As agreed, there will be no canopy or wall signs on this building.

The request for the above variances is hereby GRANTED by a 6-0 unanimous vote.

The Code Enforcement Officer is herewith authorized to take the necessary action to carry out the provisions of this Decision.

Dated: July 17, 2024
 ZONING BOARD OF APPEALS OF THE TOWN OF VESTAL
 Mark Tomko, Chairman



**TUESDAY, AUGUST 13
 11:00 AM- 6:00 PM**

**@ EVERY CATS DREAM-
 2101 VESTAL PKWY W**

**TO BENEFIT: EVERY CATS
 DREAM**

**To call and place orders until 4:00 please
 call (607)753-9184 ext 2**



**Vestal United
 Methodist Church
 Swap N Exchange**

On the fourth Sunday of each month VUMC will be having a table setup in the lower Narthex for the Swap n Exchange of items. Each month will be a different type of item. The items need to be in good condition to be offered in a free exchange of items.

We can assist Mother Earth by reusing our sustainable items that others may need and many of us have a first world problem of too much stuff. Let's share with others our bounty of items. Bring the items in a bit early before church service that Sunday. Items left after the service and after most of the congregation has left, which are not desired will be boxed up and donated to a charity of the Outreach Teams choice. **Items are on a first come first serve bases.**

So you can prepare and gather items here are the items collected for the next months.

- August 25 Garden Produce
- September Tools and Automotive
- October Christmas Decorations



FUN FACTS

1. Bananas glow blue under black lights.
2. Bees can fly higher than Mount Everest.
3. Comets smell like rotten eggs.
4. Peanuts aren't a type of nut. (They are actually legumes.)
5. Approximately one quarter of the bones in your body are in your feet.
6. Cats can't taste anything sweet.

**R.J. ZIGMONT
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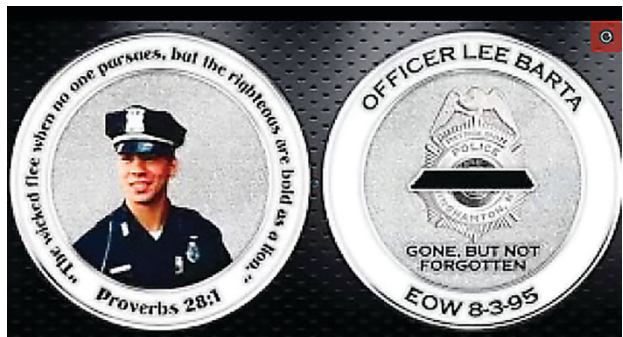
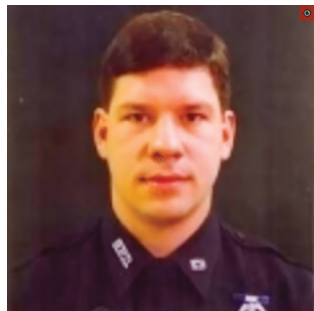
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Serving Our Customers Since 1973

Remembering Officer Lee Barta

On this date, 29 years ago, Officer Lee Barta was killed in the line of duty while serving the citizens of the city of Binghamton. Today our thoughts are with the family, friends and loved ones of Officer Barta, particularly his son, Vestal Police Officer Dan Barta.

Sourced via CRIMEWATCH®: <https://crimewatch.net/us/ny/broome/vestal-pd/245804/post/remembering-officer-lee-barta>



"ALL AMERICAN" PIE & ICE CREAM SOCIALS



At the Vestal Center United Methodist Church

478 West Hill Rd.

*Friday - August 9th - 6-8PM

*Friday - September 13th - 6-8PM



TRACY CREEK MEMORIAL CHURCH'S

WET AND WILD FAMILY FUN DAY

Come spend a day with your family.

- Water Games
- Bounce House
- Dunk Tank
- Games
- BBQ Lunch
- Reading Partnership Bus

Free of charge and open to the community

Free backpacks with school supplies to the first 100 children

AUGUST 24, 2024
11AM-2PM

4 KNIGHT RD
VESTAL, NY 13850

Vestal Public Library logo and Adventure Begins at Your Library logo.

SUMMER BLOCK PARTY

FRIDAY AUGUST 16

FREE Ice Cream! from Here's the Twist Ice Cream Truck while supplies last

Face Paint & Glitter Tattoos | Bounce House & Outdoor Games

Every Cat's Dream with Kittens and Merch LOCAL SAFETY VEHICLES

Friday, August 16
5 - 8 PM

320 VESTAL PARKWAY EAST, VESTAL NY

CORNELL COOPERATIVE EXTENSION OF BROOME COUNTY PRESENTS:

FARMERS MARKET COUPON DISTRIBUTION

\$15 per veteran per month will be given out at farmers markets in Broome County. No purchase required.

Proof of veteran status required. Veteran must be in attendance.

- AUGUST 10TH, 9AM-1PM**
- AUGUST 25TH, 11AM-2PM**
- SEPTEMBER 14TH, 9AM-1PM**
- OCTOBER 12TH, 9AM-2PM**
- NOVEMBER 9TH, 9AM-1PM**

If you would like to receive our monthly BC Veterans Newsletter, email your name to jjw288@cornell.edu

- Vestal Farmers Market
- Windsor Farmers Market
- Binghamton Farmers Market
- Broome County Regional Farmers Market

PARK STORYTIME @ ARNOLD PARK

Vestal Public Library logo and 'ADVENTURE BEGINS AT YOUR LIBRARY' text.



THURSDAYS @ 10:30
JULY 11 - AUGUST 15

Get some fresh air with VPL Storytimes at Arnold Park on Thursdays at 10:30 AM! VPL Summer Storytimes are going to Arnold Park on Andrews Road in Vestal for the summer session starting July 11. Come out for some camping & outdoors themed stories and enjoy some playground time afterward.

PAVILION #1 BY THE MAIN PARKING LOT

IN THE EVENT OF BAD WEATHER, CHECK THE VPL WEBSITE AND SOCIAL MEDIA FOR CANCELLATIONS OR LOCATION CHANGES.

Movie night poster with popcorn, clapperboard, and 'FREE! MOVIE Night' text.

FREE SUMMER MOVIE Nights

August 15th
Kung Fu Panda 4

FREE! POPCORN FOR ALL!!
THE MOVIES START AT 8:30 PM

Bring your chairs, blankets, snacks, drinks, family, friends and flashlights.

Showing behind shelter #2.

Arnold Park, Andrews Rd., Vestal

607-754-3368 | Vestalny.MyRec.com